

Waddington Parish Council



Clerk:

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14 July 2026

FAO: Emily Pickup
Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 3RA

Dear Ms Pickup

Ref: Planning application 3/2026/00381 – Proposed two-storey side extension, single-storey rear extension, alterations to roof to accommodate an additional storey, material alterations to the facades and a new relocated site entrance – Hunters Gate West Bradford Road Waddington BB7 3JE

With regard to the above application, Waddington Parish Council has no objection to the proposed development but requests that, should permission be granted, a planning condition is included to secure biodiversity enhancements in accordance with the National Planning Policy Framework and the Environment Act 2021.

The Parish Council recommends that at least two integral swift nesting bricks (or other suitable integral bird nesting features) are incorporated into the new extension at eaves level, together with consideration of bat roosting features where appropriate. Swift bricks should be positioned at least 5 metres above ground level with a clear flight path and retained for the lifetime of the development.

As Waddington supports local swift conservation initiatives and is within an area where swifts continue to breed, incorporating integral nesting features would provide a simple, low-cost biodiversity enhancement without affecting the appearance or function of the building.

Thank you.

Yours sincerely



Chris Towers
Clerk to the Council